



WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

FIRST MONTHLY MEETING

May 17, 2010

1004-DP-04 & 1004-SIT-03

PETITION NUMBER:	1004-DP-04 & 1004-SIT-03	
SUBJECT SITE ADDRESS:	17944 Grassy Branch Road	
PETITIONER:	City of Westfield	
REPRESENTATIVE:	Todd Burtron, Westfield Fire Department	
REQUEST:	Development Plan and Site Plan Review for a proposed 7,500 square foot Fire Station.	
CURRENT ZONING:	SF-2	
CURRENT LAND USE:	Institutional Open Space	
APPROXIMATE ACREAGE:	1.535 acres	
EXHIBITS:	1. Staff Report	
	2. Aerial Location Map	
	3. TAC Letter	
	4. BZA Letter of Grant (1004-VS-02)	
	5. Petitioner's Plans	
STAFF REVIEWER:	Ryan Schafer	
ZONING HISTORY:	0201-DP-02	Washington Woods Elementary development plan, <i>Approved</i>
	1004-VS-02	Variances of standard: reduce front yard setback, reduce rear yard setback, reduce minimum lot size, allow overhead bar doors, reduce road frontage planting, reduce eastern buffer yard requirements.

PETITION HISTORY

This petition was before the Technical Advisory Committee on April 20, 2010. The petition was introduced at the May 3, 2010 Advisory Plan Commission (the "APC") meeting.

On April 13, 2010, the Board of Zoning Appeals granted the following variances:

- 1). **16.04.030 D4, Bullet 2**; Reduce minimum lot size from 3 to 1.535 acres.
- 2). **16.04.030 D6, Bullet 1**; Reduce front yard setback from 100 feet to 20 feet.
- 3). **16.04.030 D6, Bullet 3**; Reduce rear yard setback from 30 feet to 22 feet.
- 4). **16.04.165 D1e(1)**; Allow overhead bay doors to face a public street.
- 5). **16.06.050 B2**; Reduction of road frontage planting requirements from 8 shade trees to 3 shade trees.
- 6). **16.06.060 C**; Reduction of eastern buffer yard requirements by reducing the buffer yard from 40 feet to 20 feet, and by reducing the planting requirements from 11 evergreen trees to 0.

**PROCEDURAL**

- Requests for Development Plan Review and Site Plan review are required to undergo public hearing. The public hearing and final disposition for this petition are scheduled for the May 17, 2010 meeting of the APC.
- Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, and any variances associated with the site.

PROJECT DESCRIPTION

The City of Westfield is requesting a Development Plan and Site Plan Review at the address listed above for the proposed development of Westfield Fire Station #83 (the 'Fire Station'). The site for the Fire Station (the 'Property') is located immediately east of Washington Woods Elementary School (the 'School') on Grassy Branch Road. "Fire Stations" are a permitted use in the SF-2 District.

Plans for the Fire Station call for a structure of approximately 10,500 square feet. The exterior will be comprised of brick walls and a pitched roof with concrete shingles. Parking for the site will include a 19 parking stall lot, which will facilitate two full shifts of employees as well as visitors to the Property. Parking will be accessible from Grassy Branch Road and the School's access drive.

The Fire Station is in compliance with all applicable development standards; variances were obtained (see Exhibit 4) concerning land size and layout, as well as landscaping provisions to eliminate line-of-sight concerns for the Fire Station and motorists/pedestrians.

DEVELOPMENT REQUIREMENTS (WC 16.04.165, C)**1. Zoning District Standards**

	<u>PROPOSED</u>	<u>STATUS</u>
<u>Residential Districts</u> (WC 16.04.030)		
A1. Partial use of alley for yard	NA	NA
A2a. Accessory buildings not prior to erection of principal building	NA	NA
A2b. Certain accessory structures permitted in front, side, or rear yards	NA	NA
A2c. Larger accessories (antenna dishes, etc.) not permitted in front or side yards	NA	NA
A2d. Windmills not permitted	NA	NA
A3a. Average setback	NA	NA
A3b. Building Lines established in recorded	NA	NA



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subdivision		
A4. Max. Building Height, increased up to 35' if side yard setback increased 1:1	NA	NA
B. AG-SF1	NA	NA
C. AG-SF1-I	NA	NA
D. SF-2		
D1. Permitted Uses	Fire Station	Compliant
D2. Special Exceptions	NA	NA
D3. Permitted Home Occupations	NA	NA
D4. Minimum Lot Area (Individual lots not in a subdivision = 3 acres)	1.535 acres	Compliant via Variance
D5. Minimum Lot Frontage on Road (3-Acre Lots = 250')	326'	Compliant
D6. Minimum Setbacks (3-Acre Lots) <ul style="list-style-type: none"> Front Yard (E) = 100' Side Yard (N) = 30' Side Yard (S) = 30' Rear Yard (W) = 30' Min. Lot Width at Building Line 	<ul style="list-style-type: none"> 20' 6" 145' 11" 41' 7" 22' NA 	<ul style="list-style-type: none"> Compliant via Variance Compliant Compliant Compliant via Variance NA
D7. Max. Building Height = 35' (or 2.5 stories)	28' 6"	Compliant
D8. Min. Ground Level Square Footage (1200 square feet)	10,500 square feet	Compliant
D9. <u>Off Street Parking</u> (WC 16.04.120)		
2a. Use – parking for passenger vehicles, patrons, occupants, or employees	Parking for patrons, occupants, employees	Compliant
2b. Location – same lot or within 300' of entrance	Parking on same lot	Compliant
2c. Computation – fractional spaces	NA	NA
2d. Collective Provisions – separate uses may provide parking collectively	NA	NA
2e. Space Size – 10'x20'	10'x20'	Compliant
2f. Access – 90 degree spaces = 24' aisle	24'	Compliant
2g. In Yards – allowed in front & side yards	NA	NA
2h. Surfacing – 4" thick, dustless material	Asphalt	Compliant
2i. Lighting – NA	NA	NA
2j. Required Spaces	19 Spaces	Compliant
E. SF3	N/A	N/A



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F. SF4	N/A	N/A
G. SF5	N/A	N/A
H. SFA	N/A	N/A

2. Overlay District Standards

The subject property is not located in an overlay zone.

3. Subdivision Control Ordinance

Property is not being subdivided. The Subdivision Control Ordinance is not applicable.

4. Development Plan Review (WC 16.04.165, D1)

a. Site Access & Circulation

1. Access locations	Access from Grassy Branch Road	Compliant
2. Safe & efficient movement to and from site	Access to parking lot via Grassy Branch Road and school access drive. Complete sidewalks to and from site.	Compliant
3. Safe & efficient movement in and around site	Two access points to parking lot adequately provides for efficient circulation. Pedestrian traffic is directed via sidewalks.	Compliant

b. Landscaping (WC 16.06 et seq.)

	<u>Required</u>	<u>Proposed</u>	<u>+/-</u>
On-Site	Shade Trees: 2 Everg/Orna Trees: 5 Shrubs: 15	Shade Trees: 6 Everg/Orna Trees: 16 Shrubs: 77	+2 +10 +62
Road Frontage Shade Trees	3	3	0



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Buffer Yard	South: 6 Evergreen Trees; 30 Shrubs @ 40' East: 0 Evergreen Trees; 35 Shrubs @ 20'	South: 6 Evergreen Trees; 30 Shrubs @ 41' 7" East: 0 Evergreen Tree; 35 Shrubs @ 20' 6"	South: Compliant East: Compliant via Variance
Interior Parking Lot	210 Square Feet	400 Square Feet	Compliant
Perimeter Parking Lot	2 Trees, 14 Shrubs	2 Trees, 19 Shrubs	Compliant
Wall-Softening (WC 16.06.040, K) – plant material every 40' on ≥ 80' walls	North Elevation (87 foot wall length)	North Elevation includes 23 Sea Green Junipers	Compliant
c. <u>Lighting</u> (WC 16.07.010, E) – fully shielded and directed downward, directed away from reflective surfaces, directed away from adjacent property and rights-of-way		Exterior lighting on building and at parking lot.	Compliant
d. <u>Signs</u> Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.			
e. <u>Building Orientation</u>			
1. Loading spaces – not facing public street or adjoining Residential District	Fire Station Bar Doors face Grassy Branch Road	Compliant via Variance	
2. Loading space screening	N/A	NA	
f. <u>Building Materials</u>			
Compatible & consistent with residential construction methods & materials	Brick exterior; asphalt shingles, pitched roof	Compliant	
I9. Traffic Impact Study	NA	NA	



5. Comprehensive Plan Compliance

The Land Use Concept Map of the 2007 Comprehensive Plan identifies the subject property as located in an “Existing Suburban” area. It further identifies recreational uses as appropriate land uses within the Existing Suburban area.

6. Street and Highway Access

The proposed Fire Station will require a curb cut from Westfield Department of Public Works. There were no comments offered at the TAC meeting or in TAC review letters regarding street access concerns.

7. Street and Highway Capacity

The proposed improvements do not warrant a traffic study. There were no comments offered at the TAC meeting or in TAC review letters regarding street capacity concerns.

8. Utility Capacity

There were no comments offered at the TAC meeting or in TAC review letters regarding utility capacity concerns.

9. Traffic Circulation Compatibility

Vehicular traffic will move in a westward direction from Grassy Branch Road to access the parking lot. There were no comments offered at the TAC meeting or in TAC review letters regarding traffic circulation concerns.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

See ‘Comprehensive Plan Compliance’ section above.

Thoroughfare Plan-Feb 2007

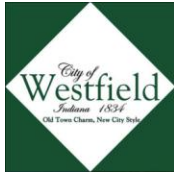
Grassy Branch Road is identified as a “Secondary Arterial” by the Thoroughfare Plan. There were no comments offered at the TAC meeting or in TAC review letters regarding thoroughfare concerns.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan makes no specific recommendation for the Property.

Water & Sewer System-Aug 2005

Public water and sewer facilities are available at the Property.



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Annexation

The Property is within the corporate boundaries of the City of Westfield.

Wellhead Protection-Ord. 05-31

The Property does not fall within a Westfield Wellhead Protection Zone.

Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	04/02/10	-	Completed
Fees	NA	-	NA
Legal Description	04/02/10	-	Submitted
Consent Form	N/A	-	N/A
Site Plan	04/02/10	04/26/10	Compliant
Demolition Plan	NA	-	NA
Location Map	04/02/10	-	Compliant
Landscape Plan	04/02/10	04/26/10	Compliant
Sign Plan	N/A	-	N/A
Lighting Plan	None	04/26/10	Compliant
Building Elevations	04/02/10	-	Compliant
Access & Circulation	04/02/10	-	Compliant
Project Narrative	04/02/10	-	Compliant
Wellhead Protection	NA	-	NA
Traffic Impact Study	NA	-	NA

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	03/31/10	Completed
TAC	04/20/10	Completed
Notice - Sign on site	04/21/10	Completed
Notice- Newspaper	04/21/10	Completed
Notice -Mail	05/03/10	Completed

STAFF RECOMMENDATION

Approve 1004-DP-04 & 1004-SIT-03 as presented.

RAS